

## **Amendment #1 to Council Bill (CB) 118385**

Sponsor: Rasmussen  
Planning, Land Use, and Sustainability Committee

### ***Application of floor area ratio (FAR) limits to exterior corridors***

CB 118385 includes FAR provisions for exterior spaces in multifamily projects that are located in Lowrise (LR) zones. The legislation would exempt exterior corridors and stairways in such projects from FAR calculations if they meet the Seattle Building Code standard for an exterior corridor or egress balcony (effectively, if they are less than 50 percent enclosed). This amendment would count all exterior corridors and stairways toward the FAR limits for projects in LR zones, regardless of their level of enclosure.

The content of the amendment is shown below in ~~double strikethrough~~ and double underline.

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Section 2. Section 23.45.510 of the Seattle Municipal Code, last amended by Ordinance 124378, is amended as follows:

#### **23.45.510 Floor area ratio (FAR) limits**

##### **A. General provisions**

1. All gross floor area not exempt under subsection 23.45.510.E counts toward the maximum gross floor area allowed under the FAR limits.

2. The applicable FAR limit applies to the total non-exempt gross floor area of all structures on the lot.

3. If a lot is in more than one zone, the FAR limit for each zone applies to the portion of the lot located in that zone, and the floor area on the portion of the lot with the lower FAR limit may not exceed the amount that would be permitted if it were a separate lot.

B. FAR limits in LR zones. FAR limits apply in LR zones as shown in Table A for 23.45.510, provided that if the LR zone designation includes an incentive zoning suffix, then the applicant shall comply with Chapter 23.58A, Incentive provisions, to obtain gross floor area exceeding that allowed by the FAR shown in the suffix designation. In LR zones the following standards apply to the calculation of gross floor area for application of FAR limits:

1. Exterior corridors, breezeways, and stairways that provide building circulation and access to dwelling units or sleeping rooms, and that meet the standards in the Seattle Building Code for egress balconies and exterior exit stairways and ramps, are excluded from included in gross floor area.

2. Balconies, patios, and decks that are associated with a single dwelling unit or sleeping room and that are not used for common circulation, and ground-level walking paths, are excluded from gross floor area.

3. Common walls separating individual rowhouse and townhouse dwelling units are considered to be exterior walls.

Table A for 23.45.510 Floor Area Ratios in LR zones					
Zone	Location	Category of Residential Use <sup>(1)</sup>			
	Outside or inside Urban Centers, Urban Villages, and the Station Area Overlay District	Cottage housing developments and single-family dwelling units	Rowhouse developments <sub>(2)</sub>	Townhouse developments <sub>(2)</sub>	Apartments <sub>(2)</sub>
LR1	Either outside or inside	1.1	1.0 or 1.2	0.9 or 1.1	1.0
LR2	Either outside or inside	1.1	1.1 or 1.3	1.0 or 1.2	1.1 or 1.3
LR3	Outside	1.1	1.2 or 1.4	1.1 or 1.3	1.3 or 1.5 <sup>(3)</sup>
	Inside	1.1	1.2 or 1.4	1.2 or 1.4	1.5 or 2.0

Footnotes for Table A for 23.45.510

<sup>(1)</sup> If more than one type of residential use is provided on a lot, the FAR limit for each residential use is the higher FAR limit for each residential use in this Table A for 23.45.510 only if the conditions in subsection 23.45.510.C are satisfied for all residential uses on the lot.

<sup>(2)</sup> The higher FAR limit applies if the project meets the standards of subsection 23.45.510.C.

<sup>(3)</sup> On lots that abut a street with frequent transit service, the higher FAR limit is 1.6.

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